



BOARD MEETING MEMORANDUM

Board Meeting Date: February 17, 2026

From: Dr. Maria Treto-French, Assistant Superintendent/CFO/CSBO

Re: Contract for the Roof Replacement at Antioch Upper Grade School

Attachment: 2026 AUGS Roof Replacement Project 1364-2025057

Agenda Location: Consideration to Approve: Action Items

Rationale:

In accordance with Board Policy 4:150, which mandates that all District buildings and grounds be adequately maintained to ensure a safe, appropriate, and energy-efficient environment for teaching and learning.

As identified in the District's Master Facilities Plan, the Antioch Upper Grade School roof is in deteriorating condition and is documented as Item 2.20: Existing Coal Tar Roof: Replace Roof, 2.21 Existing Modified Bitumen Roof: Replace Roof and 2.22 Replace Skylights. The District's architectural consultant recommended a full roof replacement, with an estimated cost of \$5.6M.

This project is a key component of the District's Master Facilities Plan, which provides a strategic framework for addressing capital improvements across all District 34 facilities. The planned roof replacement at Antioch Upper Grade School supports the District's focus on maintaining safe, watertight, and energy-efficient buildings that promote long-term asset preservation and reduce emergency maintenance costs.

The project scope includes the replacement of approximately 119,000 square feet of roofing across roof areas A through P at Antioch Upper Grade School, located at 800 Highview Drive, Antioch, Illinois. The new roofing system will consist of modified bitumen materials to enhance durability and weather resistance. Associated work includes limited restoration of finishes and areas impacted by roof replacement.

The Lake County Regional Office of Education will serve as the reviewing and approving authority for project compliance. Environmental consulting and any necessary hazardous material abatement will be managed separately by the District under the Owner's responsibility.



ANTIOCH COMMUNITY CONSOLIDATED SCHOOL DISTRICT 34

INSPIRE TO DREAM - EMPOWER TO ACHIEVE

On January 21, 2026, Antioch CCSD 34 received and opened bids for the 2026 Roof Replacement project. Three bids were received. The bid tabulation sheet is attached, summarizing the bids received.

As part of the bidding documents, two alternate bids were requested for this contract. A summary of each alternative is below.

- Alternate 01 - Additional cost of \$284,400 to replace the roof in Roof Areas H, J, M, N, and P. We recommend accepting this alternative.
- Alternate 02 - Additional cost of \$978,800.00 to replace the roof in Roof Areas A, C, D, and E. We recommend accepting this alternative.

The apparent low base bid plus Alternate 01 and Alternate 02 cost was submitted by Prate Roofing & Installations, PLLC. at \$2,891,220.00. Upon review of their bid, it was discovered that they had omissions and deficiencies. The contractor requested a withdrawal of their bid.

Recommendation/Motion:

Administration recommends that the Board approve the award of the contract for the Base Bid, Alternate 01, and Alternate 02 to G. E. Riddiford Company, Inc. of Arlington Heights, Illinois in the total amount of \$3,697,600.00.